141.0	0007	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	656,200	/	656,200
USE VALUE:	656,200	/	656,200
ASSESSED:	656,200	/	656,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		WALNUT TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STUART EMILIE M--ETAL
Owner 2:	BRADSHAW JOHN S
Owner 3:	
Street 1:	2 WALNUT TERRACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,246 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Clapboard Exterior and 1552 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4246.000	273,000		383,200	656,200
Total Card	0.097	273,000		383,200	656,200
Total Parcel	0.097	273,000		383,200	656,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.81 | /Parcel: 422.8

Legal Description

User Acct
91064
GIS Ref
GIS Ref
Insp Date
03/13/09

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 141.0-0007-0003.0

!10935!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,300	0	4,246.	383,200	656,500	656,500	Year End Roll	12/18/2019
2019	101	FV	228,100	0	4,246.	383,200	611,300	611,300	Year End Roll	1/3/2019
2018	101	FV	228,100	0	4,246.	339,400	567,500	567,500	Year End Roll	12/20/2017
2017	101	FV	228,100	0	4,246.	284,600	512,700	512,700	Year End Roll	1/3/2017
2016	101	FV	228,100	0	4,246.	284,600	512,700	512,700	Year End	1/4/2016
2015	101	FV	214,500	0	4,246.	246,300	460,800	460,800	Year End Roll	12/11/2014
2014	101	FV	214,500	0	4,246.	238,100	452,600	452,600	Year End Roll	12/16/2013
2013	101	FV	214,500	0	4,246.	226,600	441,100	441,100		12/13/2012

PRINT

Date	Time
12/11/20	01:10:12

LAST REV

Date	Time
01/04/16	09:52:50
philc	

PAT ACCT. 10935

USER DEFINED

Prior Id # 1:	91064
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21165-469		5/1/1991		182,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/2/2015	1853	Solar Pa	2,000					
6/19/2014	694	Solar Pa	3,000					
4/23/1999	213	Manual	30,000					PORCH TO LIVING AR

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2014	External Ins	PC	PHIL C
3/13/2009	Inspected	163	PATRIOT
1/12/2009	Measured	345	PATRIOT
12/1/1999	Mailer Sent		
11/22/1999	Measured	243	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4246		Sq. Ft.	Site		0	70.	1.29	8									383,167						383,200	

Total AC/HA:	0.09747	Total SF/SM:	4246	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	383,167	Spl Credit		Total:	383,200

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	1 - Plywood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.32654643
Const Adj.:	0.95030493
Adj $ / SQ:	132.365
Other Features:	86000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370979
Depreciation:	97938
Depreciated Total:	273040

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

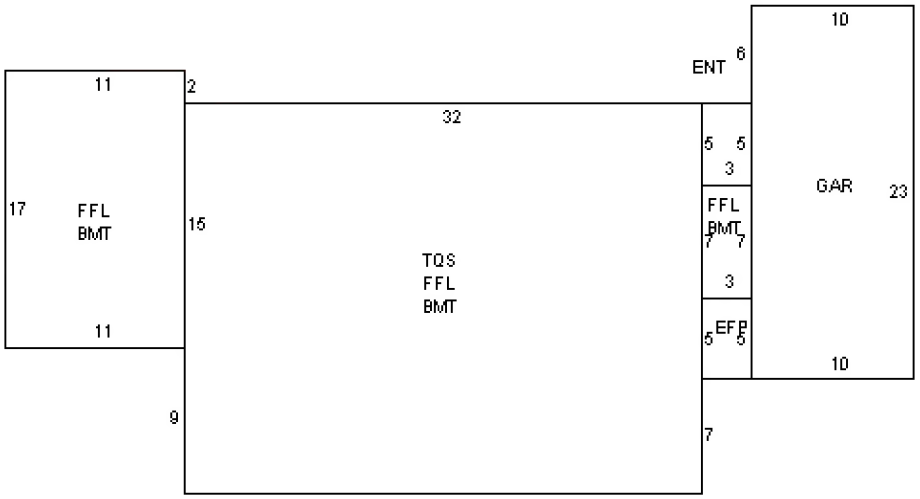
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	145.60
Special Features:	0	Val/Su Net:	97.92
Final Total:	273000	Val/Su SzAd	175.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	976	39.710	38,757
FFL	First Floor	976	132.370	129,189
TQS	3/4 Story	576	132.370	76,243
GAR	Garage	230	24.580	5,654
EFP	Enclos Porch	15	68.990	1,035
ENT	ENTRY	15	25.090	376

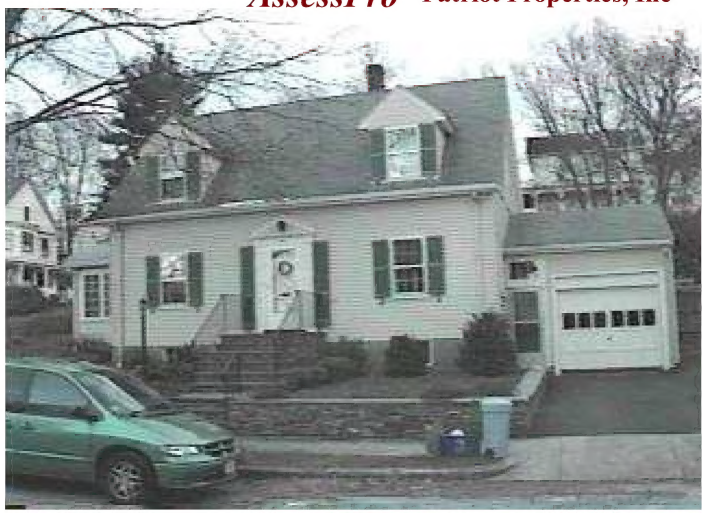
Net Sketched Area:	2,788			Total:	251,254
Size Ad	1552	Gross Are	2980	FinArea	1552

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: